

**TAB 1**

*Pages 1 through 9 of application*



# Application for Appraised Value Limitation on Qualified Property (Tax Code, Chapter 313, Subchapter B or C)

Economic Development  
and Analysis  
**Form 50-296-A**

**INSTRUCTIONS:** This application must be completed and filed with the school district. In order for an application to be processed, the governing body (school board) must elect to consider an application, but — by Comptroller rule — the school board may elect to consider the application only after the school district has received a completed application. Texas Tax Code, Section 313.025 requires that any completed application and any supplemental materials received by the school district must be forwarded within seven days to the Comptroller of Public Accounts.

If the school board elects to consider the application, the school district must:

- notify the Comptroller that the school board has elected to consider the application. This notice must include:
  - the date on which the school district received the application;
  - the date the school district determined that the application was complete;
  - the date the school board decided to consider the application; and
  - a request that the Comptroller prepare an economic impact analysis of the application;
- provide a copy of the notice to the appraisal district;
- must complete the sections of the application reserved for the school district and provide information required in the Comptroller rules located at 34 Texas Administrative Code (TAC) Section 9.1054; and
- forward the original hard copy of the completed application to the Comptroller in a three-ring binder with tabs, as indicated on page 9 of this application, separating each section of the documents, in addition to an electronic copy on CD. See 34 TAC Chapter 9, Subchapter F.

The governing body may, at its discretion, allow the applicant to supplement or amend the application after the filing date, subject to the restrictions in 34 TAC Chapter 9, Subchapter F.

When the Comptroller receives the notice and required information from the school district, the Comptroller will publish all submitted application materials on its website. The Comptroller is authorized to treat some application information as confidential and withhold it from publication on the Internet. To do so, however, the information must be segregated and comply with the other requirements set out in the Comptroller rules. For more information, see guidelines on Comptroller's website.

The Comptroller will independently determine whether the application has been completed according to the Comptroller's rules (34 TAC Chapter 9, Subchapter F). If the Comptroller finds the application is not complete, the Comptroller will request additional materials from the school district. Pursuant to 9.1053(a)(1)(C), requested information shall be provided within 20 days of the date of the request. When the Comptroller determines that the application is complete, it will send the school district a notice indicating so. The Comptroller will determine the eligibility of the project, issue a certificate for a limitation on appraised value to the school board regarding the application and prepare an economic impact evaluation by the 90th day after the Comptroller receives a complete application—as determined by the Comptroller.

The school board must approve or disapprove the application not later than the 150th day after the application review start date (the date the application is finally determined to be complete), unless an extension is granted. The Comptroller and school district are authorized to request additional information from the applicant that is reasonably necessary to issue a certificate, complete the economic impact evaluation or consider the application at any time during the application review period.

Please visit the Comptroller's website to find out more about the program at [www.texasahead.org/tax\\_programs/chapter313/](http://www.texasahead.org/tax_programs/chapter313/). There are links to the Chapter 313 statute, rules, guidelines and forms. Information about minimum limitation values for particular districts and wage standards may also be found at that site.

## SECTION 1: School District Information

### 1. Authorized School District Representative

06/16/2015

Date Application Received by District

Maxie

First Name

Superintendent

Title

Calvert ISD

School District Name

310 Hickory Street

Street Address

P.O. Box 7

Mailing Address

Calvert

City

979-364-2824

Phone Number

Mobile Number (optional)

Morgan

Last Name

TX

State

979-364-2468

Fax Number

mmorgan@calvertisd.com

Email Address

77837

ZIP

2. Does the district authorize the consultant to provide and obtain information related to this application?  Yes  No

**SECTION 1: School District Information (continued)**

**3. Authorized School District Consultant (If Applicable)**

Sara	Leon
First Name	Last Name
Attorney	
Title	
Powell & Leon LLP	
Firm Name	
512-494-1177	512-494-1188
Phone Number	Fax Number
	sleon@powell-leon.com
	Email Address

4. On what date did the district determine this application complete? ..... 06/22/2015

5. Has the district determined that the electronic copy and hard copy are identical? .....  Yes  No

**SECTION 2: Applicant Information**

**1. Authorized Company Representative (Applicant)**

Samuel	Schiffman	
First Name	Last Name	
Vice President and Secretary	NGC Industries, LLC	
Title	Organization	
2001 Rexford Road		
Street Address		
2001 Rexford Road		
Mailing Address		
Charlotte	NC	28211
City	State	ZIP
704-365-7667	704-365-7281	
Phone Number	Fax Number	
	SASchiffman@NationalGypsum.com	
	Business Email Address	

2. Will a company official other than the authorized company representative be responsible for responding to future information requests? .....  Yes  No

2a. If yes, please fill out contact information for that person.

Mundise	Mortimer	
First Name	Last Name	
Director, Strategic Planning	NGC Industries, LLC	
Title	Organization	
2001 Rexford Road		
Street Address		
2001 Rexford Road		
Mailing Address		
Charlotte	NC	28211
City	State	ZIP
704-365-7476	704-365-7276	
Phone Number	Fax Number	
	MMortimer@NationalGypsum.com	
	Business Email Address	

3. Does the applicant authorize the consultant to provide and obtain information related to this application? .....  Yes  No

**SECTION 2: Applicant Information (continued)**

**4. Authorized Company Consultant (If Applicable)**

D. Dale Cummings  
 First Name Last Name  
 Founding Partner  
 Title  
 Cummings Westlake LLC  
 Firm Name  
 281-433-9889 713-266-2333  
 Phone Number Fax Number  
 dcummings@cwlp.net  
 Business Email Address

**SECTION 3: Fees and Payments**

1. Has an application fee been paid to the school district?  Yes  No

The total fee shall be paid at time of the application is submitted to the school district. Any fees not accompanying the original application shall be considered supplemental payments.

1a. If yes, attach in **Tab 2** proof of application fee paid to the school district.

For the purpose of questions 2 and 3, "payments to the school district" include any and all payments or transfers of things of value made to the school district or to any person or persons in any form if such payment or transfer of thing of value being provided is in recognition of, anticipation of, or consideration for the agreement for limitation on appraised value.

2. Will any "payments to the school district" that you may make in order to receive a property tax value limitation agreement result in payments that are not in compliance with Tax Code §313.027(i)?  Yes  No  N/A

3. If "payments to the school district" will only be determined by a formula or methodology without a specific amount being specified, could such method result in "payments to the school district" that are not in compliance with Tax Code §313.027(i)?  Yes  No  N/A

**SECTION 4: Business Applicant Information**

1. What is the legal name of the applicant under which this application is made? NGC Industries, LLC

2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) 32057100854

3. List the NAICS code 327420

4. Is the applicant a party to any other pending or active Chapter 313 agreements?  Yes  No

4a. If yes, please list application number, name of school district and year of agreement

**SECTION 5: Applicant Business Structure**

1. Identify Business Organization of Applicant (corporation, limited liability corporation, etc) Delaware Limited Liability Company

2. Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)?  Yes  No

2a. If yes, attach in **Tab 3** a copy of Texas Comptroller Franchise Tax Form No. 05-165, No. 05-166, or any other documentation from the Franchise Tax Division to demonstrate the applicant's combined group membership and contact information.

3. Is the applicant current on all tax payments due to the State of Texas?  Yes  No

4. Are all applicant members of the combined group current on all tax payments due to the State of Texas?  Yes  No  N/A

5. If the answer to question 3 or 4 is no, please explain and/or disclose any history of default, delinquencies and/or any material litigation, including litigation involving the State of Texas. (If necessary, attach explanation in **Tab 3**)

**SECTION 6: Eligibility Under Tax Code Chapter 313.024**

1. Are you an entity subject to the tax under Tax Code, Chapter 171?  Yes  No
2. The property will be used for one of the following activities:
  - (1) manufacturing  Yes  No
  - (2) research and development  Yes  No
  - (3) a clean coal project, as defined by Section 5.001, Water Code  Yes  No
  - (4) an advanced clean energy project, as defined by Section 382.003, Health and Safety Code  Yes  No
  - (5) renewable energy electric generation  Yes  No
  - (6) electric power generation using integrated gasification combined cycle technology  Yes  No
  - (7) nuclear electric power generation  Yes  No
  - (8) a computer center that is used as an integral part or as a necessary auxiliary part for the activity conducted by applicant in one or more activities described by Subdivisions (1) through (7)  Yes  No
  - (9) a Texas Priority Project, as defined by 313.024(e)(7) and TAC 9.1051  Yes  No
3. Are you requesting that any of the land be classified as qualified investment?  Yes  No
4. Will any of the proposed qualified investment be leased under a capitalized lease?  Yes  No
5. Will any of the proposed qualified investment be leased under an operating lease?  Yes  No
6. Are you including property that is owned by a person other than the applicant?  Yes  No
7. Will any property be pooled or proposed to be pooled with property owned by the applicant in determining the amount of your qualified investment?  Yes  No

**SECTION 7: Project Description**

1. In **Tab 4**, attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information.
2. Check the project characteristics that apply to the proposed project:
 

<input type="checkbox"/> Land has no existing improvements	<input checked="" type="checkbox"/> Land has existing improvements ( <i>complete Section 13</i> )
<input type="checkbox"/> Expansion of existing operation on the land ( <i>complete Section 13</i> )	<input type="checkbox"/> Relocation within Texas

**SECTION 8: Limitation as Determining Factor**

1. Does the applicant currently own the land on which the proposed project will occur?  Yes  No
2. Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project?  Yes  No
3. Does the applicant have current business activities at the location where the proposed project will occur?  Yes  No
4. Has the applicant made public statements in SEC filings or other documents regarding its intentions regarding the proposed project location?  Yes  No
5. Has the applicant received any local or state permits for activities on the proposed project site?  Yes  No
6. Has the applicant received commitments for state or local incentives for activities at the proposed project site?  Yes  No
7. Is the applicant evaluating other locations not in Texas for the proposed project?  Yes  No
8. Has the applicant provided capital investment or return on investment information for the proposed project in comparison with other alternative investment opportunities?  Yes  No
9. Has the applicant provided information related to the applicant's inputs, transportation and markets for the proposed project?  Yes  No
10. Are you submitting information to assist in the determination as to whether the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in Texas?  Yes  No

**Chapter 313.026(e) states "the applicant may submit information to the Comptroller that would provide a basis for an affirmative determination under Subsection (c)(2)." If you answered "yes" to any of the questions in Section 8, attach supporting information in Tab 5.**

**SECTION 9: Projected Timeline**

- 1. Application approval by school board ..... October 2015
- 2. Commencement of construction ..... Q1 2016
- 3. Beginning of qualifying time period ..... October 2015
- 4. First year of limitation ..... 2018
- 5. Begin hiring new employees ..... 4Q 2017
- 6. Commencement of commercial operations ..... 1Q 2018
- 7. Do you propose to construct a new building or to erect or affix a new improvement after your application review start date (date your application is finally determined to be complete)? .....  Yes  No
- Note:** Improvements made before that time may not be considered qualified property.
- 8. When do you anticipate the new buildings or improvements will be placed in service? ..... 1Q 2018

**SECTION 10: The Property**

- 1. Identify county or counties in which the proposed project will be located Robertson County
- 2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property Robertson Appraisal District - 198
- 3. Will this CAD be acting on behalf of another CAD to appraise this property? .....  Yes  No
- 4. List all taxing entities that have jurisdiction for the property, the portion of project within each entity and tax rates for each entity:
 

County: <u>Robertson, 0.43773, 100%</u> <small>(Name, tax rate and percent of project)</small>	City: <u>Calvert, 0.49540, 26% (see Tab 6 for explanation)</u> <small>(Name, tax rate and percent of project)</small>
Hospital District: <u>N/A</u> <small>(Name, tax rate and percent of project)</small>	Water District: <u>N/A</u> <small>(Name, tax rate and percent of project)</small>
Other (describe): <u>Calvert ISD, 1.17, 100%</u> <small>(Name, tax rate and percent of project)</small>	Other (describe): <u>Robertson Co. ESD, 0.07236, 100%</u> <small>(Name, tax rate and percent of project)</small>
- 5. Is the project located entirely within the ISD listed in Section 1? .....  Yes  No
  - 5a. If no, attach in **Tab 6** additional information on the project scope and size to assist in the economic analysis.
- 6. Did you receive a determination from the Texas Economic Development and Tourism Office that this proposed project and at least one other project seeking a limitation agreement constitute a single unified project (SUP), as allowed in §313.024(d-2)? .....  Yes  No
  - 6a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.

**SECTION 11: Investment**

**NOTE:** The minimum amount of qualified investment required to qualify for an appraised value limitation and the minimum amount of appraised value limitation vary depending on whether the school district is classified as Subchapter B or Subchapter C, and the taxable value of the property within the school district. For assistance in determining estimates of these minimums, access the Comptroller's website at [www.texasahead.org/tax\\_programs/chapter313/](http://www.texasahead.org/tax_programs/chapter313/).

- 1. At the time of application, what is the estimated minimum qualified investment required for this school district? ..... 10,000,000.00
- 2. What is the amount of appraised value limitation for which you are applying? ..... 20,000,000.00
- Note:** The property value limitation amount is based on property values available at the time of application and may change prior to the execution of any final agreement.
- 3. Does the qualified investment meet the requirements of Tax Code §313.021(1)? .....  Yes  No
- 4. Attach a description of the qualified investment [See §313.021(1).] The description must include:
  - a. a specific and detailed description of the qualified investment you propose to make on the property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (**Tab 7**);
  - b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your minimum qualified investment (**Tab 7**); and
  - c. a detailed map of the qualified investment showing location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period, with vicinity map (**Tab 11**).
- 5. Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or §313.053 for Subchapter C school districts) for the relevant school district category during the qualifying time period? .....  Yes  No

**SECTION 12: Qualified Property**

1. Attach a detailed description of the qualified property. [See §313.021(2)] (If qualified investment describes qualified property exactly, you may skip items a, b and c below.) The description must include:
  - 1a. a specific and detailed description of the qualified property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (Tab 8);
  - 1b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your qualified property (Tab 8); and
  - 1c. a map of the qualified property showing location of new buildings or new improvements with vicinity map (Tab 11).
2. Is the land upon which the new buildings or new improvements will be built part of the qualified property described by §313.021(2)(A)?  Yes  No
  - 2a. If yes, attach complete documentation including:
    - a. legal description of the land (Tab 9);
    - b. each existing appraisal parcel number of the land on which the new improvements will be constructed, regardless of whether or not all of the land described in the current parcel will become qualified property (Tab 9);
    - c. owner (Tab 9);
    - d. the current taxable value of the land. Attach estimate if land is part of larger parcel (Tab 9); and
    - e. a detailed map showing the location of the land with vicinity map (Tab 11).
  3. Is the land on which you propose new construction or new improvements currently located in an area designated as a reinvestment zone under Tax Code Chapter 311 or 312 or as an enterprise zone under Government Code Chapter 2303?  Yes  No
    - 3a. If yes, attach the applicable supporting documentation:
      - a. evidence that the area qualifies as a enterprise zone as defined by the Governor's Office (Tab 16);
      - b. legal description of reinvestment zone (Tab 16);
      - c. order, resolution or ordinance establishing the reinvestment zone (Tab 16);
      - d. guidelines and criteria for creating the zone (Tab 16); and
      - e. a map of the reinvestment zone or enterprise zone boundaries with vicinity map (Tab 11)
    - 3b. If no, submit detailed description of proposed reinvestment zone or enterprise zone with a map indicating the boundaries of the zone on which you propose new construction or new improvements to the Comptroller's office within 30 days of the application date. What is the anticipated date on which you will submit final proof of a reinvestment zone or enterprise zone? October 2015

**SECTION 13: Information on Property Not Eligible to Become Qualified Property**

1. In Tab 10, attach a specific and detailed description of all **existing property**. This includes buildings and improvements existing as of the application review start date (the date the application is determined to be complete by the Comptroller). The description must provide sufficient detail to locate all existing property on the land that will be subject to the agreement and distinguish existing property from future proposed property.
2. In Tab 10, attach a specific and detailed description of all **proposed new property that will not become new improvements** as defined by TAC 9.1051. This includes proposed property that: functionally replaces existing or demolished/removed property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property; or is otherwise ineligible to become qualified property. The description must provide sufficient detail to distinguish existing property (question 1) and all proposed new property that cannot become qualified property from proposed qualified property that will be subject to the agreement (as described in Section 12 of this application).
3. For the property not eligible to become qualified property listed in response to questions 1 and 2 of this section, provide the following supporting information in Tab 10:
  - a. maps and/or detailed site plan;
  - b. surveys;
  - c. appraisal district values and parcel numbers;
  - d. inventory lists;
  - e. existing and proposed property lists;
  - f. model and serial numbers of existing property; or
  - g. other information of sufficient detail and description.
4. Total estimated market value of existing property (that property described in response to question 1): \$ 1,884.00
5. In Tab 10, include an appraisal value by the CAD of all the buildings and improvements existing as of a date within 15 days of the date the application is received by the school district.
6. Total estimated market value of proposed property not eligible to become qualified property (that property described in response to question 2): \$ 1,884.00

**Note:** Investment for the property listed in question 2 may count towards qualified investment in Column C of Schedules A-1 and A-2, if it meets the requirements of 313.021(1). Such property cannot become qualified property on Schedule B.

**SECTION 14: Wage and Employment Information**

1. What is the estimated number of permanent jobs (more than 1,600 hours a year), with the applicant or a contractor of the applicant, on the proposed qualified property during the last complete quarter before the application review start date (date your application is finally determined to be complete)? ..... 0

2. What is the last complete calendar quarter before application review start date:  
 First Quarter     Second Quarter     Third Quarter     Fourth Quarter of 2015  
 (year)

3. What were the number of permanent jobs (more than 1,600 hours a year) this applicant had in Texas during the most recent quarter reported to the Texas Workforce Commission (TWC)? ..... 0

**Note:** For job definitions see TAC §9.1051 and Tax Code §313.021(3).

4. What is the number of new qualifying jobs you are committing to create? ..... 10

5. What is the number of new non-qualifying jobs you are estimating you will create? ..... 35

6. Do you intend to request that the governing body waive the minimum new qualifying job creation requirement, as provided under Tax Code §313.025(f-1)? .....  Yes     No

6a. If yes, attach evidence in **Tab 12** documenting that the new qualifying job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards.

7. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the TWC website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22).

a. Average weekly wage for all jobs (all industries) in the county is ..... 858.25

b. 110% of the average weekly wage for manufacturing jobs in the county is ..... 971.03

c. 110% of the average weekly wage for manufacturing jobs in the region is ..... 756.67

8. Which Tax Code section are you using to estimate the qualifying job wage standard required for this project? .....  §313.021(5)(A) or  §313.021(5)(B)

9. What is the minimum required annual wage for each qualifying job based on the qualified property? ..... 39,347.00

10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? ..... 39,500.00

11. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? .....  Yes     No

12. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? .....  Yes     No

12a. If yes, attach in **Tab 12** supporting documentation from the TWC, pursuant to §313.021(3)(F).

13. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? .....  Yes     No

13a. If yes, attach in **Tab 6** supporting documentation including a list of qualifying jobs in the other school district(s).

**SECTION 15: Economic Impact**

1. Complete and attach Schedules A1, A2, B, C, and D in **Tab 14**. Note: Excel spreadsheet versions of schedules are available for download and printing at URL listed below.

2. Attach an Economic Impact Analysis, if supplied by other than the Comptroller's Office, in **Tab 15**. (not required)

3. If there are any other payments made in the state or economic information that you believe should be included in the economic analysis, attach a separate schedule showing the amount for each year affected, including an explanation, in **Tab 15**.

SECTION 16: Authorized Signatures and Applicant Certification

After the application and schedules are complete, an authorized representative from the school district and the business should review the application documents and complete this authorization page. Attach the completed authorization page in Tab 17. NOTE: If you amend your application, you will need to obtain new signatures and resubmit this page, Section 16, with the amendment request.

1. Authorized School District Representative Signature

I am the authorized representative for the school district to which this application is being submitted. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code.

print here

Maxie Morgan

Print Name (Authorized School District Representative)

Superintendent

Title

sign here

Maxie Morgan

Signature (Authorized School District Representative)

June 16, 2015

Date

2. Authorized Company Representative (Applicant) Signature and Notarization

I am the authorized representative for the business entity for the purpose of filing this application. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code. The information contained in this application and schedules is true and correct to the best of my knowledge and belief.

I hereby certify and affirm that the business entity I represent is in good standing under the laws of the state in which the business entity was organized and that no delinquent taxes are owed to the State of Texas.

print here

Samuel A. Schiffman

Print Name (Authorized Company Representative (Applicant))

Vice President & Secretary

Title

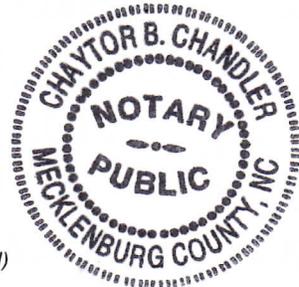
sign here

Samuel A. Schiffman

Signature (Authorized Company Representative (Applicant))

June 9, 2015

Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

9th day of June, 2015

Chaytor B. Chandler
Notary Public in and for the State of Texas North Carolina

My Commission expires: 10/25/19

If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.

APPLICATION TAB ORDER FOR REQUESTED ATTACHMENTS

TAB	ATTACHMENT
1	Pages 1 through 11 of Application
2	Proof of Payment of Application Fee
3	Documentation of Combined Group membership under Texas Tax Code 171.0001(7), history of tax default, delinquencies and/or material litigation <i>(if applicable)</i>
4	Detailed description of the project
5	Documentation to assist in determining if limitation is a determining factor
6	Description of how project is located in more than one district, including list of percentage in each district and, if determined to be a single unified project, documentation from the Office of the Governor <i>(if applicable)</i>
7	Description of Qualified Investment
8	Description of Qualified Property
9	Description of Land
10	Description of all property not eligible to become qualified property <i>(if applicable)</i>
11	<p>Maps that clearly show:</p> <ul style="list-style-type: none"> <li>a) Project vicinity</li> <li>b) Qualified investment including location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period</li> <li>c) Qualified property including location of new buildings or new improvements</li> <li>d) Existing property</li> <li>e) Land location within vicinity map</li> <li>f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size</li> </ul> <p><b>Note:</b> Electronic maps should be high resolution files. Include map legends/markers.</p>
12	Request for Waiver of Job Creation Requirement and supporting information <i>(if applicable)</i>
13	Calculation of three possible wage requirements with TWC documentation
14	Schedules A1, A2, B, C and D completed and signed Economic Impact <i>(if applicable)</i>
15	Economic Impact Analysis, other payments made in the state or other economic information <i>(if applicable)</i>
16	<p>Description of Reinvestment or Enterprise Zone, including:</p> <ul style="list-style-type: none"> <li>a) evidence that the area qualifies as a enterprise zone as defined by the Governor's Office</li> <li>b) legal description of reinvestment zone*</li> <li>c) order, resolution or ordinance establishing the reinvestment zone*</li> <li>d) guidelines and criteria for creating the zone*</li> </ul> <p><b>* To be submitted with application or before date of final application approval by school board</b></p>
17	Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative <i>(applicant)</i>

## **TAB 2**

### *Proof of Payment of Application Fee*

A copy of the check for the \$75,000 application fee to Calvert ISD is found on the following page.

Proof of payment of filing fee received by the  
Comptroller of Public Accounts per TAC Rule  
§9.1054 (b)(5)

*(Page Inserted by Office of Texas Comptroller of Public  
Accounts)*

## TAB 3

**Texas Franchise Tax Extension Affiliate List**

■ Tcode 13298

■ Reporting entity taxpayer number

■ Report year

Reporting entity taxpayer name

17524744905

2015

NEW NGC, INC.

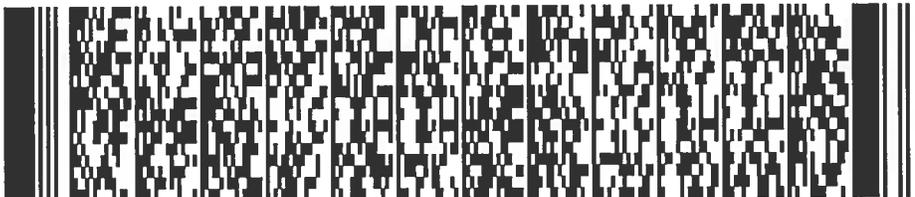
LEGAL NAME OF AFFILIATE	AFFILIATE'S TEXAS TAXPAYER NUMBER (if none, enter FEI number)	CHECK BOX IF AFFILIATE DOES NOT HAVE NEXUS IN TEXAS
1. NEW NGC, INC.	17524744905	<input type="checkbox"/>
2. BUILDING PRODUCTS INVESTMENTS, INC.	562237982	<input checked="" type="checkbox"/>
3. NGC HOLDINGS, INC.	160980653	<input checked="" type="checkbox"/>
4. NATIONAL GYSUM SERVICES COMPANY	15621683349	<input type="checkbox"/>
5. NGC INDUSTRIES, LLC	32057100854	<input type="checkbox"/>
6. PRYOR INDUSTRIAL CONSERVATION COMPANY	730739683	<input checked="" type="checkbox"/>
7. BBC DISTRIBUTION CORP.	13521310071	<input type="checkbox"/>
8.		<input type="checkbox"/>
9.		<input type="checkbox"/>
10.		<input type="checkbox"/>
11.		<input type="checkbox"/>
12.		<input type="checkbox"/>
13.		<input type="checkbox"/>
14.		<input type="checkbox"/>
15.		<input type="checkbox"/>
16.		<input type="checkbox"/>
17.		<input type="checkbox"/>
18.		<input type="checkbox"/>
19.		<input type="checkbox"/>
20.		<input type="checkbox"/>
21.		<input type="checkbox"/>

Note: To file an extension request for a reporting entity and its affiliates, Form 05-164 (Texas Franchise Tax Extension Request) must be submitted with this affiliate list. The filing of this list by itself does not constitute a properly filed Extension Request.

Do not file this form when requesting a second extension.

**Texas Comptroller Official Use Only**

VE/DE  FM



## TAB 4

*Attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information.*

### **Project Description**

NGC Industries, LLC is requesting an appraised value limitation from Calvert ISD for a new wallboard manufacturing plant to be located within the Calvert ISD jurisdiction. The proposed project involves the purchase of approximately 319 acres of land to construct an approximately 450,000 square foot wallboard manufacturing facility capable of annual production of 750 million square feet of gypsum board (enough gypsum board to build 68,000 homes a year). The plant will service Texas and surrounding states primarily by truck with the capability to ship greater distances via rail. The current estimated capital cost of the manufacturing plant project is \$170 million.

### **Proposed Improvements**

The proposed project improvements include, but are not limited to, the following:

- Site preparation including grading, soil stabilization and storm water management
- Laydown area improvements for receipt, storage, and handling of byproduct gypsum
- Manufacturing facilities
  - Process and mill equipment to convey, grind, and calcine byproduct gypsum
  - Wallboard Production equipment to process calcined gypsum with other ingredients including mixing tanks, wallboard production line conveyors, cutters, kiln, taping and bundling equipment, and forklifts for transport finished goods to warehouse area
  - Quality control lab for testing
- Warehouse areas
  - Receiving and storage area for raw materials
  - Loading and shipping area for finished goods
- Office area
- Railroad spurs
- Roadways and paved areas for plant entry and exit, employee parking, and inbound/outbound truck and trailer staging
- Electric power infrastructure including supply lines and substation
- Natural gas pipeline and associated gas delivery infrastructure
- Water wells and water piping infrastructure to support manufacturing operations
- Pollution control equipment to facilitate a clean, safe manufacturing environment

**Construction Timeline**

Construction of the project is expected to take 24 months with a proposed start in the first quarter of 2016. The first shipments of finished products would begin in 2018.

## TAB 5

*Documentation to assist in determining if limitation is a determining factor.*

NGC Industries, LLC and its parent company, New NGC, Inc. doing business as National Gypsum Company, (together, “NGC”) have 17 wallboard plants throughout the United States and are seeking to expand their collective footprint in Texas and the Gulf Coast area. Because transportation is a significant expense, a major factor in deciding how best to service any market is the manufacturing facility’s proximity both to its customers and to the sources of raw materials needed to make finished product. Based on those criteria, NGC is considering either adding capacity to existing plants or building a greenfield project in an optimized location – in this case Calvert, TX.

NGC currently serves Texas with wallboard plants in Rotan, TX, Westwego, LA and Medicine Lodge, KS that could be expanded to serve growing Texas and Gulf Coast area markets. The optimal plant for expansion is NGC’s Westwego, LA plant. In addition to proximity to the relevant markets, the Westwego plant has access to raw materials via both ocean-going ship and river barge. As an existing facility, expansion of Westwego would require relatively minimal site work and minor upgrades to infrastructure, and would allow the use of existing manufacturing equipment. The total projected investment at Westwego would be \$90 million and could be completed in 18 months. If NGC elected to expand its Westwego plant, the state of Louisiana is prepared to offer incentives to support the expansion. NGC is waiting on a formal offer from Louisiana Economic Development. An email from a representative from Louisiana Economic Development is attached outlining the terms of the forthcoming formal offer from the state.

As attractive as an expansion of the Westwego plant could be in the short-term, NGC believes that servicing the Texas and Gulf Coast area markets would be more efficient over the long-term from a modern, high-speed plant located in Calvert, TX. The proposed site in Calvert offers excellent access to the major metropolitan markets in Texas and rail access for interstate shipments, including to the Gulf Coast area. Calvert is also optimally located near raw material sources in Franklin and Rockdale. In the event the new NGC plant is built in Texas, NGC has secured rights to purchase such raw materials from power plants in those communities. NGC is also party to a contract for the purchase of the land at the proposed Calvert site that guarantees NGC the right to purchase the property but also grants NGC the flexibility to terminate the contract without further obligation or penalty, if NGC elects not to move forward with the project.

From an efficiency and logistics perspective, the Calvert site is well-situated. However, the Calvert site is not without challenges. As a rural area, Calvert does not have adequate existing infrastructure for water, power and natural gas. The Calvert property is located within the

Texas Claypan Area, noted for expansive clay soils which would add additional capital to preparation costs for construction of this scope.

No formal permit filings have been made as of the date of this application. Other than agreements pertaining to preliminary design, engineering, and the development of technical studies, no engineering, procurement, or construction contracts have been negotiated or signed to support the proposed project. The agreements pertaining to preliminary design, engineering, and the development of technical studies are necessary for purposes of determining whether the proposed project is technically viable and can be cost competitive in the marketplace. No public announcements of a definitive intent to construct the proposed project have been made – any statements have indicated only that NGC is considering the proposed project.

NGC is currently holding talks with Entergy, the local area electric service provider, about upgrading Entergy's system to provide electric power to the proposed site. Entergy has indicated to NGC that it will file an application with the Texas Public Utility Commission (PUC) in the near future to initiate the process to secure PUC approval to provide service to the proposed site.

NGC prefers to service the growing Texas and Gulf Coast area markets through a strategy that maximizes efficiency and reduces transportation costs to enable NGC to compete over the long-term. This strategy requires significant up-front investment and will require a longer period of time to recover these initial costs. Therefore, it is critical to the feasibility of the project that some initial costs be offset. Receiving the Appraised Value Limitation from the Calvert Independent School District is a vital component to the long-term success of the project by helping NGC's reduce its startup costs, which in turn helps ensure the company's long-term ability to compete in these targeted markets.

**Email from Louisiana Economic  
Development Detailing Terms of  
Forthcoming Offer Letter**

---

**From:** Charlie Romaine [mailto:Charlie.Romaine@LA.GOV]  
**Sent:** Friday, May 15, 2015 9:14 AM  
**To:** Mortimer, Mundise  
**Subject:** RE: Follow up on Project Description

Hello Mundise I hope this email finds you doing well. The following link will allow you to review the LED incentives that your project could qualify for: <http://www.opportunitylouisiana.com/index/incentives>

If and when it is decided that the project will happen I will assist you with the necessary steps need occur before making purchases or hiring employees. The project will qualify for the quality jobs program as a gypsum product manufacturer at the site which entitles you to a 5-6% payroll rebate. Also the Industrial tax exemption which will exclude the capital expenditure of the project for 10 years. The below is a summary total for 10 years. Attached is a yearly breakdown as well. I will have a letter signed from our new Secretary Steven Grissom for you next week as well. He took over this past Monday. Please call my cell with any questions. I would be happy to explain the estimate to you.

Louisiana Proposal Estimate (10 year) based on \$90 million investment as indicated with a 2 year hire ramp up of 27 new jobs

Quality Jobs payroll rebate	\$ 736,747
ITC portion	\$ 638,635
Industrial Tax Exemption	<u>\$12,751,027</u>
Total 10 year	<b>\$14,126,399</b>

**Charlie Romaine**

Assistant Director  
Business Expansion & Retention Group  
Louisiana Economic Development

Office 225.342.5444  
Cell 504.236.4664  
Fax 225.342.5349

[www.opportunitylouisiana.com](http://www.opportunitylouisiana.com)

## TAB 6

*Description of how project is located in more than one district, including list of percentage in each district and, if determined to be a single unified project, documentation from the Office of the Governor (if applicable)*

All of the project is located in Calvert ISD. The project is also located 100% in the following tax districts and the tax rate for each district is shown below.

- |                         |            |
|-------------------------|------------|
| 1) Robertson County     | – \$.43773 |
| 2) Robertson County ESD | – \$.07236 |
| 3) Calvert ISD          | – \$1.1700 |

Approximately 26% of the project land is located in the City of Calvert which has a tax rate of \$.4954. NGC estimates that, of the proposed improvements, only a small portion of a new road will be located inside the city limits of the City of Calvert. The likely taxable value of land and improvements within the city limits of the City of Calvert is less than .2% of the total estimated project investment.

## TAB 7

### *Description of Qualified Investment*

NGC Industries, LLC is requesting an appraised value limitation from Calvert ISD for a new wallboard manufacturing plant to be located within the Calvert ISD jurisdiction. The proposed project involves the purchase of approximately 319 acres of land to construct an approximately 450,000 square foot wallboard manufacturing facility capable of annual production of 750 million square feet of gypsum board (enough gypsum board to build 68,000 homes a year). The plant will service Texas and surrounding states primarily by truck with the capability to ship greater distances via rail. The current estimated capital cost of the manufacturing plant project is \$170 million.

### **Proposed Improvements**

The proposed project improvements include, but are not limited to, the following:

- Site preparation including grading, soil stabilization and storm water management
- Laydown area improvements for receipt, storage, and handling of byproduct gypsum
- Manufacturing facilities
  - Process and mill equipment to convey, grind, and calcine byproduct gypsum
  - Wallboard Production equipment to process calcined gypsum with other ingredients including mixing tanks, wallboard production line conveyors, cutters, kiln, taping and bundling equipment, and forklifts for transport finished goods to warehouse area
  - Quality control lab for testing
- Warehouse areas
  - Receiving and storage area for raw materials
  - Loading and shipping area for finished goods
- Office area
- Railroad spurs
- Roadways and paved areas for plant entry and exit, employee parking, and inbound/outbound truck and trailer staging
- Electric power infrastructure including supply lines and substation
- Natural gas pipeline and associated gas delivery infrastructure
- Water wells and water piping infrastructure to support manufacturing operations
- Pollution control equipment to facilitate a clean, safe manufacturing environment

**Construction Timeline**

Construction of the project is expected to take 24 months with a proposed start in the first quarter of 2016. The first shipments of finished products would begin in 2018.

## TAB 8

### *Description of Qualified Investment*

NGC Industries, LLC is requesting an appraised value limitation from Calvert ISD for a new wallboard manufacturing plant to be located within the Calvert ISD jurisdiction. The proposed project involves the purchase of approximately 319 acres of land to construct an approximately 450,000 square foot wallboard manufacturing facility capable of annual production of 750 million square feet of gypsum board (enough gypsum board to build 68,000 homes a year). The plant will service Texas and surrounding states primarily by truck with the capability to ship greater distances via rail. The current estimated capital cost of the manufacturing plant project is \$170 million.

### **Proposed Improvements**

The proposed project improvements include, but are not limited to, the following:

- Site preparation including grading, soil stabilization and storm water management
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- Water wells and water piping infrastructure to support manufacturing operations
- Pollution control equipment to facilitate a clean, safe manufacturing environment

**Construction Timeline**

Construction of the project is expected to take 24 months with a proposed start in the first quarter of 2016. The first shipments of finished products would begin in 2018.

## TAB 9

### *Description of Land*

The land associated with the proposed project is described as real property located in Robertson County. It is bound on the east by State Highway 6 and on the west by Nelson Road and the Union Pacific railroad. A small part of the land is being leased for agriculture use; otherwise, the property is undeveloped.

The full legal description is included on the following pages. This property is currently under a purchase contract; however, the purchase is pending securing incentives for the project as well as further due diligence which includes survey, title search and environmental studies. NGC Industries, LLC has the right to terminate the purchase contract without liability in the event it elects not to proceed with the project.

The Robertson County Appraisal district land value includes all or part of the account numbers shown below. Appraisal District appraisal records are attached on the following pages. Robertson County Appraisal District proposes to value the land in 2015 at \$930,076 or an average of \$2,896.69 per acre. Based upon the 319.2185 acres in the proposed reinvestment zone, the 2015 value of the land is \$ 924,677 (rounded).

Account Number	Acres	2015 Proposed Land Value
000012-000010	134.450	\$383,183
000049-000010	10.000	\$43,500
000063-000010	176.850	\$504,023
Total	321.300	930,706

## REINVESTMENT ZONE LEGAL DESCRIPTION

### 319.2185 acres of land, more or less

**Parcel One:** Being an aggregate total of 316.2595 acres of land, more or less, lying and being situated in the Jacob Fisher Survey A-12, G.W. Browning Survey A-63, and Jesse Webb Survey A-49, Robertson County, Texas, and being described in Five Tracts as follows:

TRACT ONE: Being 72 acres, 67.45 acres and 40 acres of land, more or less, lying and being situated in the Jacob Fisher Survey A-12 and the G.W. Browning Survey A-63, Robertson County, Texas; and being a portion of 274.95 acres described as First Tract in Deed dated May 14, 1974, from Lena Faye Allday to William Carl Allday, Sr., recorded in Volume 291, Page 583, Public Records of Robertson County, Texas.

TRACT TWO: Being 116 acres, 15 acres and 18.5 acres of land, more or less, lying and being situated in the G.W. Browning Survey A-63 and in Lots 7-16 in Block 116 of the Leaverton Addition to the City of Calvert, Robertson County, Texas; and being a portion of First and Second Tracts in Deed dated May 14, 1974, from Lena Faye Allday to William Carl Allday, Sr., recorded in Volume 291, Page 583, Public Records of Robertson County, Texas.

TRACT THREE: Approximately 0.28 of an acre, more or less, lying and being situated in the G.W. Browning Survey A-63, Robertson County, Texas; and being the same property described in Deed dated March 9, 1948, from Emma Penny to Eloise H. Allday, recorded in Volume 149, Page 500, Deed Records of Robertson County, Texas.

SAVE AND EXCEPT FROM TRACTS ONE, TWO AND THREE the following:

6.586 acres to the State of Texas recorded in Volume 116, Page 321, Deed Records of Robertson County, Texas.

5.239 acres to the State of Texas recorded in Volume 116, Page 322, Deed Records of Robertson County, Texas.

1.064 acres to the State of Texas recorded in Volume 290, Page 846, Deed Records of Robertson County, Texas.

1.368 acres to the State of Texas recorded in Volume 290, Page 849, Deed Records of Robertson County, Texas.

0.320 acres to the State of Texas recorded in Volume 290, Page 852, Deed Records of Robertson County, Texas.

0.217 acres to the State of Texas recorded in Volume 885, Page 576, Deed Records of Robertson County, Texas.

9.130 acres to the State of Texas recorded in Volume 889, Page 294, Deed Records of Robertson County, Texas.

0.702 acres to the State of Texas recorded in Volume 914, Page 225, Deed Records of Robertson County, Texas.

0.225 acres to the State of Texas recorded in Volume 914, Page 233, Deed Records of Robertson County, Texas.

0.340 acres to the State of Texas recorded in Volume 914, Page 233, Deed Records of Robertson County, Texas.

TRACT FOUR: 0.25 of an acre, more or less, lying and being situated in the G.W. Browning Survey A-63, Robertson County, Texas; and being the same property described in Deed dated March 14, 1974, from Lena Faye Allday to William Carl Allday, Sr., recorded in Volume 291, Page 581, Public Records of Robertson County, Texas.

TRACT FIVE: Being all the certain 12.00 acres of land, more or less, and being situated in the Jesse Webb Survey A-49, Robertson County, Texas; and being the same property described as Third Tract in Deed dated May 14, 1974

from Lena Faye Allday to William Carl Allday, Sr., recorded in Volume 291, Page 583, Public Records of Robertson County, Texas.

**LESS the following Parcel Two:**

Fieldnotes to all that certain lot, tract, or parcel of land situated in the J. Fisher Survey, A-1 3, Robertson County, Texas, being 0.128 acre, more or less, and being a part of a called 67.45 acre tract, as described in a deed dated April 24, 1876, from B. S. Wright to J. W. McLendon, and recorded in Volume Z, Page 423, and further being a part of the First Tract, of record in Volume 291, Page 583, Deed Records, Robertson County, Texas, to which references are hereby made to for any and all purposes. Said tract described as follows, to wit:

BEGINNING at a ½" iron rod, capped Goodwin-Lasiter, set for the eastern corner of the referenced tract and the southern corner of a called 40 acre tract, Tract 2, as conveyed to Randall D. Rychlik by deed of record in Volume 1135, Page 473. Same being in the occupied northern line of the G. W. Browning Survey, A-63, and at or near the common southern corner of the J. Fisher Survey, A-12, and the J. Fisher Survey, A-1 3;

THENCE SOUTH 50°42'46" WEST 60.61 feet, along the common occupied line of the referenced tract and said 40 acre tract, along or near the common line of said Browning and J. Fisher Survey, A-12, to a capped 1/2" iron rod set for this southern corner in the intersection of said line with the northeastern right of way of the Houston & Texas Central Railroad right of way, 100 feet perpendicular and northeasterly of the existing rail centerline (200 foot width according to Volume R, Page 174— railroad map V.S. #2, Map 3, provided by the Southern Pacific Railroad, identifies a right of way width which is less than 100 feet from the centerline and varies in width). Same being the northwestern corner of a called 26 ¼ acre tract, Tract 3, conveyed to Randall D. Rychlik by the aforementioned deed;

THENCE NORTH 210o819 WEST 194.83 feet, along said railroad right of way, 100 feet perpendicular and parallel, to a capped 1/2" iron rod set for this northern corner in the intersection of said right of way with the eastern line of the referenced tract and the southwestern line of the aforementioned 40 acre tract. Same being in or near the common division line between the aforesaid Fisher Surveys. From said point a capped ½" iron rod set in the intersection of said line(s) with the southwestern railroad right of way, for the southern corner of a 3.087 acre tract described this same date, bears N39°15'45"W 642.93 feet;

THENCE SOUTH 39°15'45" EAST 185.13 feet, along the common line of the referenced tract and said 40 acre tract, along or near said common division line, to the Point of Beginning and containing 0.128 acre, more or less, as shown on the accompanying survey plat of even date herewith.

**PLUS the following Parcel 3:**

Fieldnotes to all that certain lot, tract, or parcel of land situated in the J. Fisher Survey, A-13, Robertson County, Texas, being 3.087 acres, more or less, and being a part of a called 40 acre tract, Tract 2, as described in a deed dated May 18, 2011, from Linda Ables Deal to Randall Duane Rycklik, and recorded in Volume 1135, Page 473, Deed Records, Robertson County, Texas, to which references are hereby made to for any and all purposes. Said tract described as follows, to wit:

BEGINNING at a 1/2" iron rod, capped Goodwin-Lasiter, set for the northwest corner of the referenced tract, the northeast corner of a called 67.45 acre tract conveyed to John McClendon by deed of record in Volume Z, Page 423, (further being a part of the First Tract in Volume 291, Page 583), and in the southeastern line of a called 195.00 acre tract conveyed to Arthur G. Higgins, et ux by deed of record in Volume 755, Page 537. Same being in or near the common division line between the J. Fisher Survey, A-12, and the J. Fisher, A-13;

THENCE NORTH 51°06'41" EAST 296.41 feet, generally along an existing wire fence and with the common line of the referenced tract and said 195.00 acre tract, to a capped 1/2" iron rod set for this northern corner. Same being 100 feet perpendicular to the centerline of the existing rail which is claimed by prescription according to Houston

& Texas Central Railroad Map, V.S. #2, Map #33 (provided by the Southern Pacific Railroad). From said point a 1/2" iron rod found for the eastern corner of the aforesaid 195.00 acre tract bears N51°06'41"E 53.20 feet;

THENCE SOUTH 21°08'19" EAST 952.83 feet, across the referenced tract and 100 feet southwesterly of and parallel to the centerline of said railroad (Volume R, Page 174, establishes the railroad right of way as a 200 foot wide strip), to a capped 1/2" iron rod set for this southern corner in the intersection of the southwestern railroad right of way with the southwestern line of the referenced tract and the northeastern line of the aforesaid 67.45 acre tract. From said point a capped 1/2" iron rod set for the beginning of a curve to the left, in said right of way, bears S21°08'19"E 4670.95 feet and another capped 1/2" iron rod, set in the intersection of the northeastern railroad right of way with the common line of the referenced tract and said 67.45 acre tract bears S39°15'45"E 642.93 feet (same being the northern corner of a 0.128 acre tract described this same date);

THENCE NORTH 39°15'45" WEST 907.49 feet, with the common line of the referenced tract and the aforementioned 67.45 acre tract, along or near said common division line, to the Point of Beginning and containing 3.087 acres, more or less, as shown on the accompanying survey plat of even date herewith.



Owner: ALLDAY DANIELLE B 4403 E SEQUIM BAY RD SEQUIM WA 98382-9679  
 Situs Address: VAC  
 Legal Description: AB 12 TR 1 JACOB FISHER 134.45 ACRES  
 State Exemptions: Miscellaneous  
 Appraised by SG on 2014/11/13  
 Ag Use: 1D1  
 User Code 1: 0 User Code 2: 16  
 User Code 3: SAG

ROBERTSON CAD, ROBERTSON COUNTY, RC EMER SERV DIST, CALVERT ISD

Land	Size	HS	Market	Class	UC	Rate	Value	Ag	Class	PLU	Rate	Value
Market NP1	134.450 ac			MNP1	D1	2,850.00	383,183		NP1	NATP	56.00	7,529

Value Type	Market Values		Market Value Adjustments		Assessed Value
	Land	Imps	Ltd H/S Value	Prod Value	
Homestead	383,183			7,529	7,529
Ag/Timber					0
Other/Min					0
<b>Total</b>	<b>383,183</b>		<b>383,183</b>		<b>7,529</b>

Owner: ALLDAY DANIELLE B 4403 E SEQUIM BAY RD SEQUIM WA 98382-9679  
 Legal Description: AB 49 TR 1 JESSE WEBB 10 ACRES  
 State Exemptions: \_\_\_\_\_  
 Situs Address: VACANT-CONTIG TO 63-10 OTHER TRACT HAS ROAD FRONTAGE  
 Appraised by SH on 2014/11/05  
 Ag Use: 1D1  
 User Code 1: 0 User Code 2: 16  
 User Code 3: SAG  
 Miscellaneous: \_\_\_\_\_

ROBERTSON COUNTY, RC EMER SERV DIST, CALVERT ISD, CITY OF CALVERT  
 Jurisdictions: \_\_\_\_\_

Land	Size	HS	Market	Class	UC	Rate	Value	Ag	Class	PLU	Rate	Fact	Value
Market WA1	10.000 ac			MWA1	D1	4,350.00	43,500		BRNW	BRNW	25.00	1.00	250

Value Type	Market Values			Market Value Adjustments		Assessed Value
	Land	Imps	Personal	Ltd H/S Value	Prod Value	
Homesite	43,500				500	0
Ag/Timber						500
Other/Min						0
<b>Total</b>	<b>43,500</b>					<b>500</b>

Grand Summary			
Value Type	Land	Imps	Personal
Total	43,500		

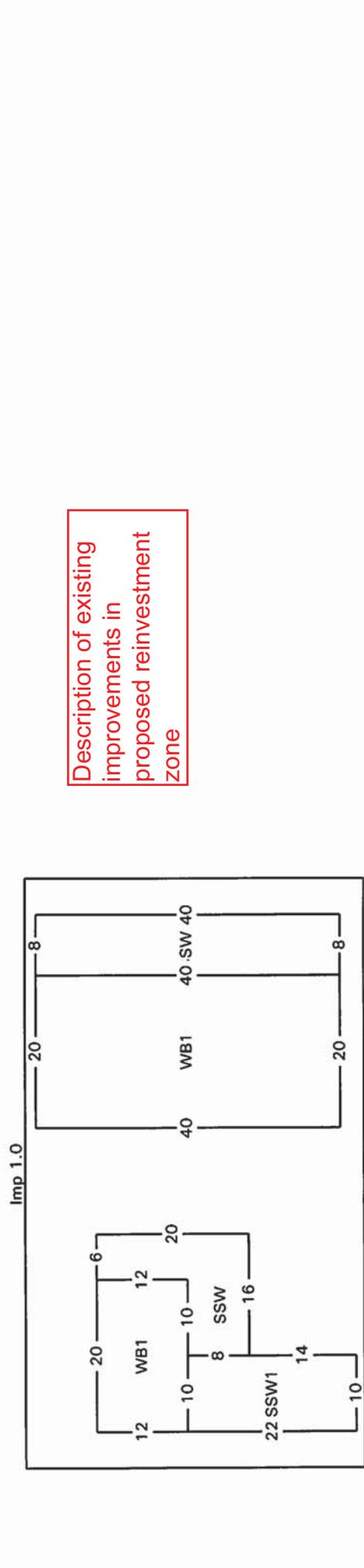
Owner: ALLDAY DANIELLE B, 4403 E SEQUIM BAY RD, SEQUIM WA 98382-9679  
 Situs Address: N HWY 6, FRONTS HWY 6, D1  
 Legal Description: AB 63 TR 1G W BROWNING, 176.85 ACRES  
 State Exemptions: \_\_\_\_\_  
 Appraised by SH on 2014/11/21  
 Miscellaneous: \_\_\_\_\_  
 Ag Use: 1D1  
 TAP Acres: 176.850  
 User Code 1: 0 User Code 2: 16  
 User Code 3: SAG

Jurisdictions: ROBERTSON COUNTY, RC EMER SERV DIST, CALVERT ISD, CITY OF CALVERT

Land	Size	HS	Market	Class	UC	Rate	Fact	Value	Ag	Class	PLU	Rate	Fact	Value
Market WA1	151.850 ac			MWA1	D1	2,850.00	1.00	432,773		BRNW	BRNW	25.00	1.00	3,796
Market NP1	25.000 ac			MNP1	D1	2,850.00	1.00	71,250		NP1	NATP	56.00	1.00	1,400

Improvements	Class	UC	HS	Year	Eff Size	HS	Value	Extras	Additives	Market	OT	Value	Extras	Additives	Market
1.0	BWB1	D2		0	0		1,884			0		1,884			1,884

Seg	Class	Str	Description	Year	HS	Size	Age	Cond	Comp	Meth	RCN Value	Value Adjust			Market Value
												Phy%	Fun%	Eco%Oth%	
1.1	WB1		WDBARN DIRT F			240			100	UNIT	4.00	30	100	100	288
1.2	SSW		WDSHDDIRT			200			100	UNIT	2.50	30	100	100	150
1.3	SSW1		WDSHD1DIRT			220			100	UNIT	3.00	30	100	100	198
1.4	WB1		WDBARN DIRT F			800			100	UNIT	4.00	30	100	100	960
1.5	SSW1		WDSHD1DIRT			320			100	UNIT	3.00	30	100	100	288



Value Type	Market Values			Market Value Adjustments		Assessed Value
	Land	Imps	Personal	Ltd H/S Value	Prod Value	
Homestead						0
Ag/Timber	504,023				5,196	5,196
Other/Min						1,884
Total	504,023					7,080

Owner: ALLDAY DANIELLE B, 4403 E SEQUIM BAY RD, SEQUIM WA 98382-9679  
 Legal Description: LTS 1,2,9,& 10 BL 80 LEVERTON EXTENS, 0.528 ACRES  
 State Exemptions: \_\_\_\_\_  
 Miscellaneous: \_\_\_\_\_  
 Appraised by SH on 2014/11/05

Situs Address: E BROWNING CALVERT  
 C1  
 LT 2 NO FRONTAGE VACANT

Jurisdictions: ROBERTSON COUNTY, RC EMER SERV DIST, CALVERT ISD, CITY OF CALVERT

Land	Size	HIS	Market	Class	UC	Values		PLU	Rate	Fact	Value
						Rate	Value				
	100 x 115 ff	Y		FF40	C1	40.00	0.48		0.00	1.00	0
	100 x 115 ff	Y		FF40	C1	40.00	0.96		0.00	1.00	0

Value Type	Market Values		Market Value Adjustments		Assessed Value
	Land	Imps	Ltd H/S Value	Prod Value	
Homesite	5,760				5,760
Ag/Timber					0
Other/Min					0
Total	5,760				5,760

## TAB 10

*Description of all property not eligible to become qualified property (if applicable)*

Robertson CAD account number 000063-000010 has existing improvements with a proposed 2015 value of \$1,884. The existing improvements are a wood shed and wooden barn (both with dirt floors) that will be demolished by the Applicant if the project moves forward.

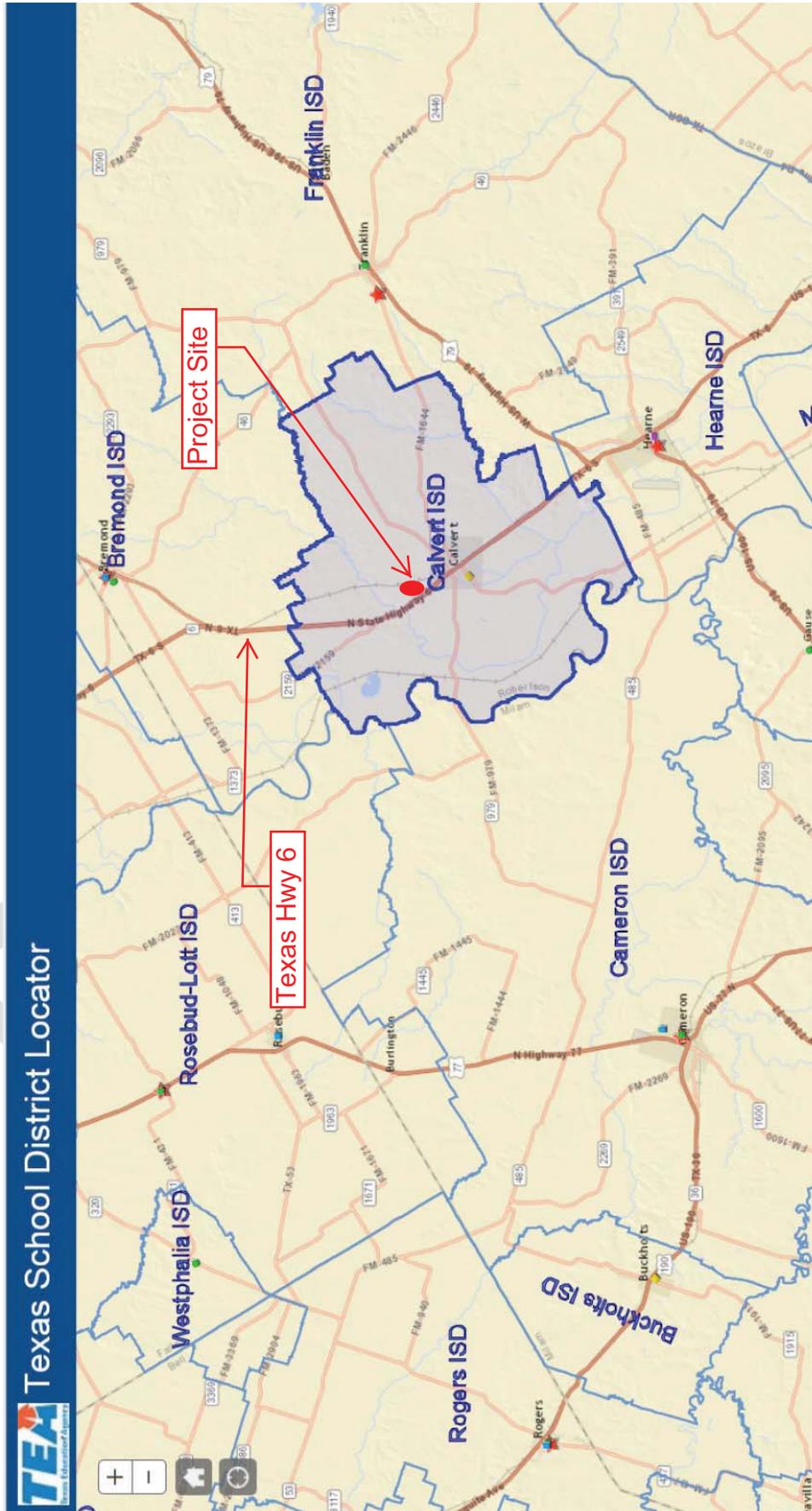
## TAB 11

*Maps that clearly show:*

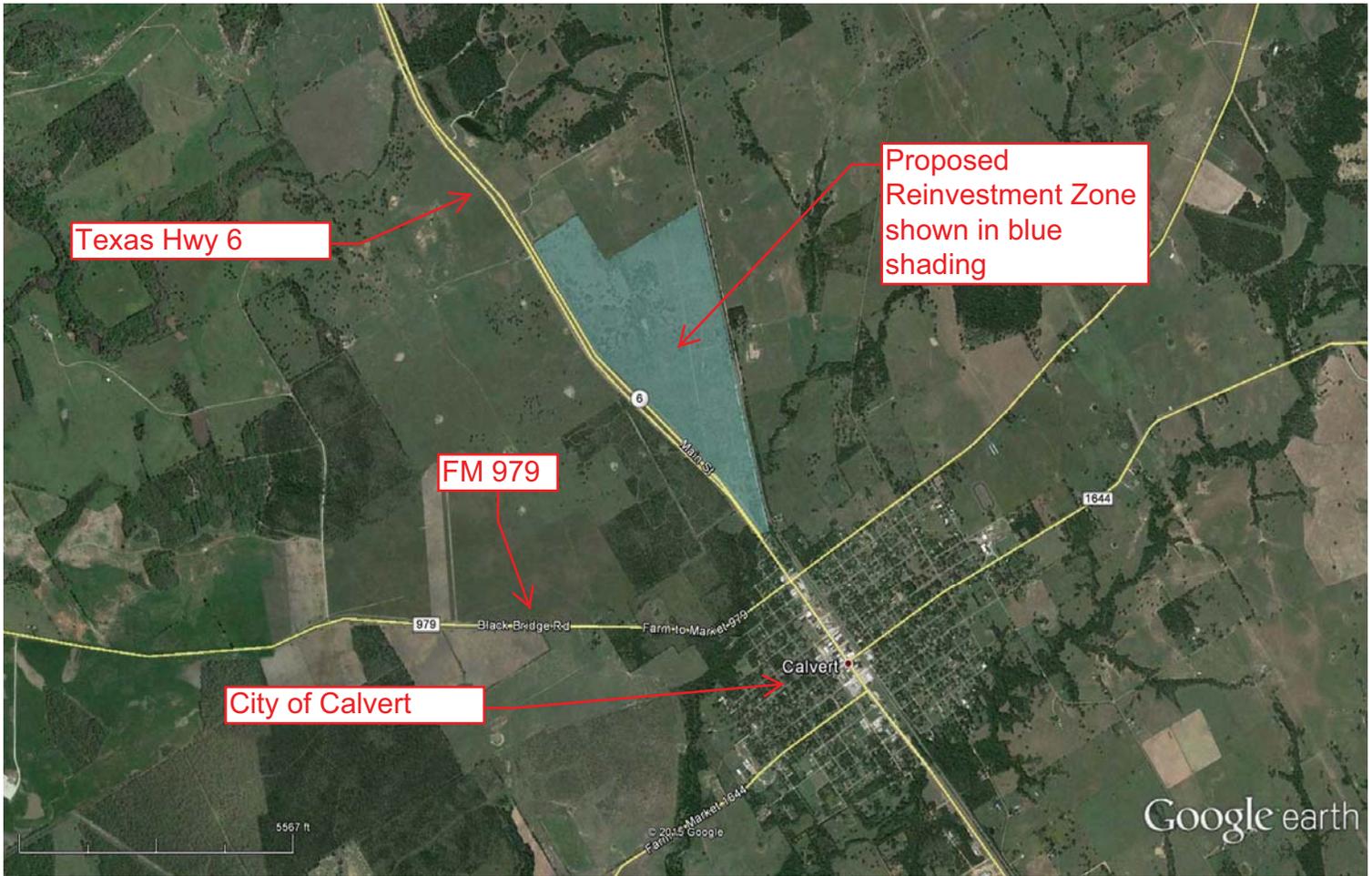
- a) Project vicinity*
- b) Qualified investment including location of new buildings or new improvements*
- c) Qualified property including new buildings or improvements*
- d) Existing property*
- e) Land location within vicinity map*
- f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size*

See attached maps.

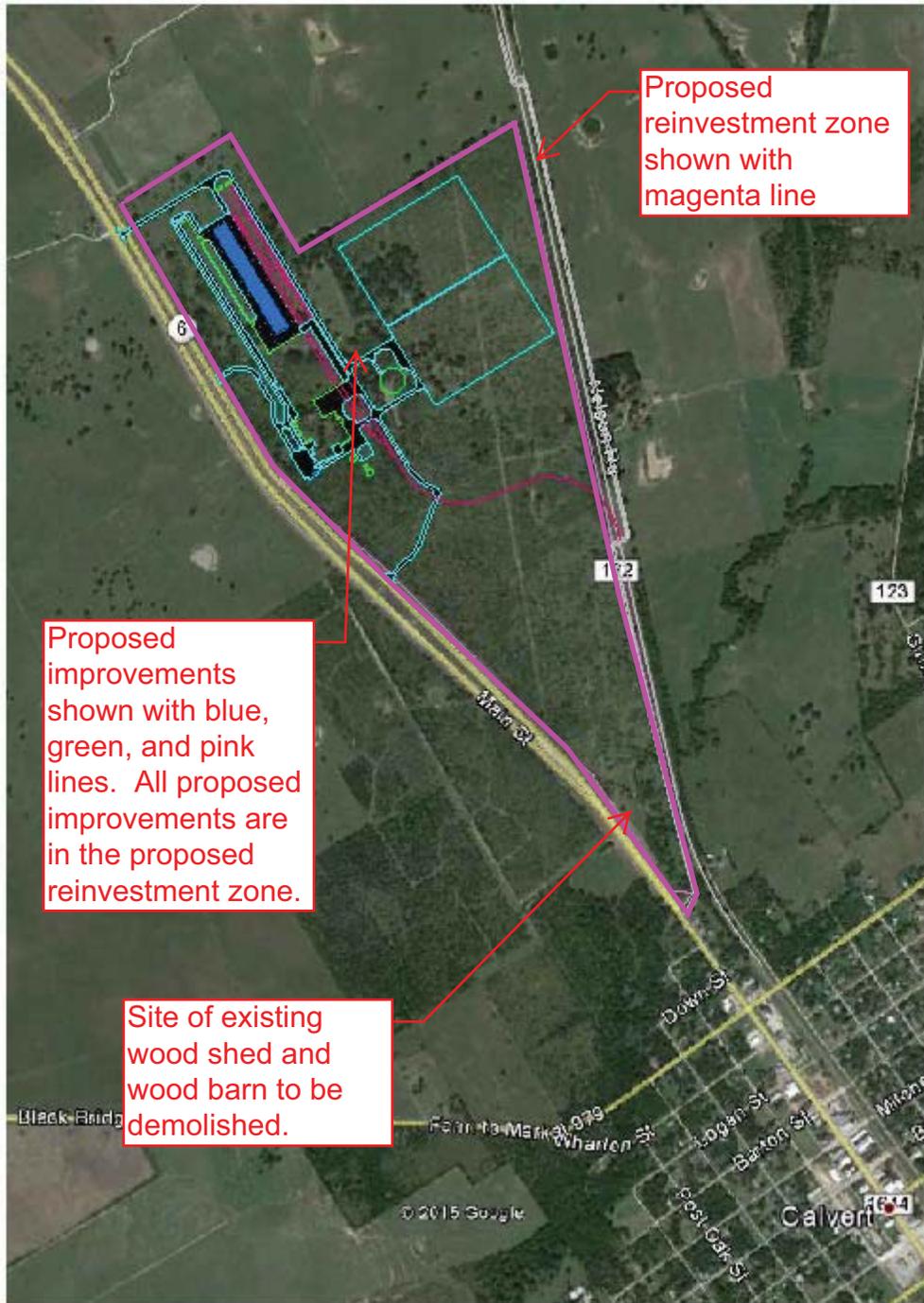
Calvert ISD Map Showing Project Location



Vicinity Map Showing Proposed  
Reinvestment Zone



Proposed Reinvestment  
Zone with Proposed  
Improvement Layout

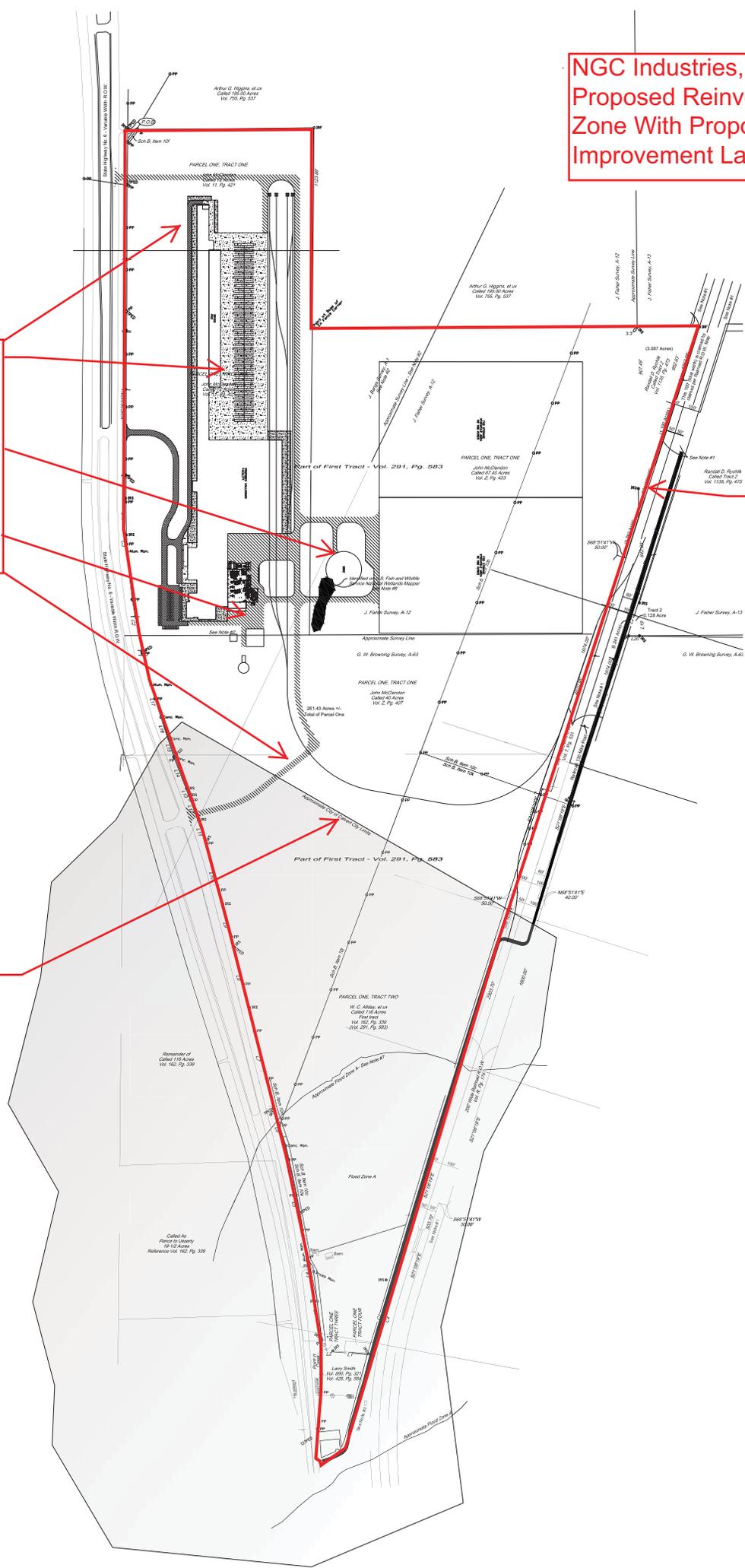


**NGC Industries, LLC  
Proposed Reinvestment  
Zone With Proposed  
Improvement Layout**

Proposed improvements shown with black lines. All proposed improvements will be wholly within the proposed reinvestment zone.

Proposed Reinvestment Zone Boundary in Bold Red Line

Approximate city limit line of the City of Calvert.



## TAB 12

*Request for Waiver of Job Creation Requirement and supporting information (if applicable)*

Not applicable.

## **TAB 13**

*Calculation of three possible wage requirements with TWC documentation*

See attachments.

**NGC Industries, LLC**  
**TAB 13 TO CHAPTER 313 APPLICATION**

**CALVERT ISD - ROBERTSON COUNTY**  
**CHAPTER 313 WAGE CALCULATION - ALL JOBS - ALL INDUSTRIES**

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FIRST	2014	\$ 879	\$ 45,708
SECOND	2014	\$ 784	\$ 40,768
THIRD	2014	\$ 785	\$ 40,820
FOURTH	2014	\$ 985	\$ 51,220
AVERAGE		\$ 858	\$ 44,629

**CALVERT ISD - ROBERTSON COUNTY**  
**CHAPTER 313 WAGE CALCULATION - MANUFACTURING JOBS**

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FIRST	2014	\$ 794	\$ 41,288
SECOND	2014	\$ 1,002	\$ 52,104
THIRD	2014	\$ 736	\$ 38,272
FOURTH	2014	\$ 999	\$ 51,948
AVERAGE		\$ 883	\$ 45,903
X		110%	110%
		\$ 971	\$ 50,493

**CHAPTER 313 WAGE CALCULATION - REGIONAL WAGE RATE**

REGION	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
Brazos Valley	2013	\$ 688	\$ 35,770
X		110%	110%
		\$ 756.67	\$ 39,347

\* SEE ATTACHED TWC DOCUMENTATION

# Quarterly Employment and Wages (QCEW)

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Page 1 of 1 (40 results/page)

 Year	 Period	 Area	 Ownership	 Division	 Level	 Ind Code	 Industry	 Avg Weekly Wages
2014	1st Qtr	Robertson County	Private	00	0	10	Total, All Industries	\$879
2014	2nd Qtr	Robertson County	Private	00	0	10	Total, All Industries	\$784
2014	3rd Qtr	Robertson County	Private	00	0	10	Total, All Industries	\$785
2014	4th Qtr	Robertson County	Private	00	0	10	Total, All Industries	\$985

# Quarterly Employment and Wages (QCEW)

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 Year	 Period	 Area	 Ownership	 Division	 Level	 Ind Code	 Industry	 Avg Weekly Wages
2014	1st Qtr	Robertson County	Private	31	2	31-33	Manufacturing	\$794
2014	2nd Qtr	Robertson County	Private	31	2	31-33	Manufacturing	\$1,002
2014	3rd Qtr	Robertson County	Private	31	2	31-33	Manufacturing	\$736
2014	4th Qtr	Robertson County	Private	31	2	31-33	Manufacturing	\$999

**2013 Manufacturing Wages by Council of Government Region  
Wages for All Occupations**

COG	Wages	
	Hourly	Annual
<b>Texas</b>	<b>\$23.73</b>	<b>\$49,363</b>
<a href="#">1. Panhandle Regional Planning Commission</a>	\$20.43	\$42,499
<a href="#">2. South Plains Association of Governments</a>	\$16.53	\$34,380
<a href="#">3. NORTEX Regional Planning Commission</a>	\$19.15	\$39,838
<a href="#">4. North Central Texas Council of Governments</a>	\$25.00	\$51,997
<a href="#">5. Ark-Tex Council of Governments</a>	\$17.45	\$36,298
<a href="#">6. East Texas Council of Governments</a>	\$19.50	\$40,565
<a href="#">7. West Central Texas Council of Governments</a>	\$18.64	\$38,779
<a href="#">8. Rio Grande Council of Governments</a>	\$16.27	\$33,848
<a href="#">9. Permian Basin Regional Planning Commission</a>	\$22.89	\$47,604
<a href="#">10. Concho Valley Council of Governments</a>	\$17.20	\$35,777
<a href="#">11. Heart of Texas Council of Governments</a>	\$19.44	\$40,444
<a href="#">12. Capital Area Council of Governments</a>	\$27.31	\$56,805
<b>13. Brazos Valley Council of Governments</b>	<b>\$17.20</b>	<b>\$35,770</b>
<a href="#">14. Deep East Texas Council of Governments</a>	\$16.48	\$34,287
<a href="#">15. South East Texas Regional Planning Commission</a>	\$29.09	\$60,501
<a href="#">16. Houston-Galveston Area Council</a>	\$26.13	\$54,350
<a href="#">17. Golden Crescent Regional Planning Commission</a>	\$22.23	\$46,242
<a href="#">18. Alamo Area Council of Governments</a>	\$18.91	\$39,329
<a href="#">19. South Texas Development Council</a>	\$13.94	\$28,990
<a href="#">20. Coastal Bend Council of Governments</a>	\$23.78	\$49,454
<a href="#">21. Lower Rio Grande Valley Development Council</a>	\$15.82	\$32,907
<a href="#">22. Texoma Council of Governments</a>	\$20.93	\$43,529
<a href="#">23. Central Texas Council of Governments</a>	\$17.33	\$36,042
<a href="#">24. Middle Rio Grande Development Council</a>	\$19.07	\$39,666

Source: Texas Occupational Employment and Wages

Data published: July 2014

Data published annually, next update will be July 31, 2015

$$\begin{aligned} & \$35,770 \times 110\% = \\ & \underline{\$39,347} \end{aligned}$$

Note: Data is not supported by the Bureau of Labor Statistics (BLS).

Wage data is produced from Texas OES data, and is not to be compared to BLS estimates.

Data intended for TAC 313 purposes only.

**TAB 14**

*Schedules A1, A2, B, C and D and signed Economic Impact (if applicable)*

Schedule A1: Total Investment for Economic Impact (through the Qualifying Time Period)

PROPERTY INVESTMENT AMOUNTS									
(Estimated investment in each year. Do not put cumulative totals.)									
Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	Column A	Column B	Column C	Column D	Column E	Total Investment (Sum of Columns A+B+C+D)	
			New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other new investment made during this year that will not become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]			
Investment made before filing complete application with district			Not eligible to become Qualified Property						
Investment made after filing complete application with district, but before final board approval of application	2015-2016	2015							
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period			\$ -	\$ -	\$ -	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	1,200,000
Complete tax years of qualifying time period	QTP1	2016	\$ 39,172,302	\$ 21,429,900	\$ -	\$ -	\$ -	\$ 60,602,202	60,602,202
	QTP2	2017	\$ 69,639,648	\$ 38,097,600	\$ -	\$ -	\$ -	\$ 107,737,248	107,737,248
<b>Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]</b>			\$ 108,811,950	\$ 59,527,500	\$ -	\$ -	\$ 1,200,000	\$ 169,539,450	169,539,450
<b>Total Qualified Investment (sum of green cells)</b>			\$ 169,539,450						

For All Columns: List amount invested each year, not cumulative totals.  
 Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application.  
 Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.  
 Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.02(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #5 of the application.  
 Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.  
 Total Investment: Add together each cell in a column and enter the sum in the blue total investment row. Enter the data from this row into the first row in Schedule A2.  
 Qualified Investment: For the green qualified investment cell, enter the sum of all the green-shaded cells.

Schedule A2: Total Investment for Economic Impact (including Qualified Property and other investments)

PROPERTY INVESTMENT AMOUNTS									
(Estimated investment in each year. Do not put cumulative totals.)									
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	Column A New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	Column B New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Column C Other investment made during this year that will not become Qualified Property (SEE NOTE)	Column D Other investment made during this year that will become Qualified Property (SEE NOTE)	Column E Total Investment (A+B+C+D)	
	TOTALS FROM SCHEDULE A1			108,811,950.0 \$	59,527,500.0 \$		1,200,000.0 \$	169,539,450.0 \$	
	0	2015-2016	2015						
	0	2016-2017	2016						
	0	2017-2018	2017						
	1	2018-2019	2018						
	2	2019-2020	2019						
	3	2020-2021	2020						
	4	2021-2022	2021						
	5	2022-2023	2022						
	6	2023-2024	2023						
	7	2024-2025	2024						
	8	2025-2026	2025						
	9	2026-2027	2026						
	10	2027-2028	2027						
	Total investment made through limitation			108,811,950.0 \$	59,527,500.0 \$	- \$	1,200,000.0 \$	169,539,450.0 \$	
	11	2028-2029	2028						
	12	2029-2030	2029						
	13	2030-2031	2030						
	14	2031-2032	2031						
	15	2032-2033	2032						
	16	2033-2034	2033						
	17	2034-2035	2034						
	18	2035-2036	2035						
	19	2036-2037	2036						
	20	2037-2038	2037						
	21	2038-2039	2038						
	22	2039-2040	2039						
	23	2040-2041	2040						
	24	2041-2042	2041						
	25	2042-2043	2042						
	Additional years for 25 year economic impact as required by 313.026(c)(1)								

\* All investments made through the qualifying time period are captured and totaled on Schedule A1 [blue box] and incorporated into this schedule in the first row.  
 \*\* Only investment made during deferrals of the start of the limitation (after the end of qualifying time period but before the start of the Value Limitation Period) should be included in the "year prior to start of value limitation period" row(s). If the limitation starts at the end of the qualifying time period or the qualifying time period overlaps the limitation, no investment should be included on this line.  
 \*\*\* If your qualifying time period will overlap your value limitation period, do not also include investment made during the qualifying time period in years 1 and/or 2 of the value limitation period, depending on the overlap. Only include investments/years that were not captured on Schedule A1.  
 For All Columns: List amount invested each year, not cumulative totals. Only include investments in the remaining rows of Schedule A2 that were not captured on Schedule A1.  
 Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application.  
 Only tangible personal property that is specifically described in the application can become qualified property.  
 Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.  
 Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #5 of the application.  
 Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

**Schedule B: Estimated Market And Taxable Value (of Qualified Property Only)**

Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property			Estimated Taxable Value			
			Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions	
0	2015-2016	2015	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
0	2016-2017	2016	\$ 924,677	\$ -	\$ -	\$ 924,677	\$ 924,677	\$ 924,677	\$ 924,677
0	2017-2018	2017	\$ 924,677	\$ 10,714,950	\$ 19,586,151	\$ 31,225,778	\$ 31,225,778	\$ 31,225,778	\$ 31,225,778
1	2018-2019	2018	\$ 924,677	\$ 59,527,500	\$ 108,811,950	\$ 169,264,127	\$ 169,264,127	\$ 169,264,127	\$ 20,000,000
2	2019-2020	2019	\$ 924,677	\$ 57,741,675	\$ 103,371,353	\$ 162,037,705	\$ 162,037,705	\$ 162,037,705	\$ 20,000,000
3	2020-2021	2020	\$ 924,677	\$ 55,955,850	\$ 97,930,755	\$ 154,811,282	\$ 154,811,282	\$ 154,811,282	\$ 20,000,000
4	2021-2022	2021	\$ 924,677	\$ 54,170,025	\$ 92,490,158	\$ 147,584,860	\$ 147,584,860	\$ 147,584,860	\$ 20,000,000
5	2022-2023	2022	\$ 924,677	\$ 52,384,200	\$ 87,049,560	\$ 140,358,437	\$ 140,358,437	\$ 140,358,437	\$ 20,000,000
6	2023-2024	2023	\$ 924,677	\$ 50,598,375	\$ 81,608,963	\$ 133,132,015	\$ 133,132,015	\$ 133,132,015	\$ 20,000,000
7	2024-2025	2024	\$ 924,677	\$ 48,812,550	\$ 76,168,365	\$ 125,905,592	\$ 125,905,592	\$ 125,905,592	\$ 20,000,000
8	2025-2026	2025	\$ 924,677	\$ 47,026,725	\$ 70,727,768	\$ 118,679,170	\$ 118,679,170	\$ 118,679,170	\$ 20,000,000
9	2026-2027	2026	\$ 924,677	\$ 45,240,900	\$ 65,287,170	\$ 111,452,747	\$ 111,452,747	\$ 111,452,747	\$ 20,000,000
10	2027-2028	2027	\$ 924,677	\$ 43,455,075	\$ 59,846,573	\$ 104,226,325	\$ 104,226,325	\$ 104,226,325	\$ 20,000,000
11	2028-2029	2028	\$ 924,677	\$ 41,669,250	\$ 54,405,975	\$ 96,999,902	\$ 96,999,902	\$ 96,999,902	\$ 96,999,902
12	2029-2030	2029	\$ 924,677	\$ 39,883,425	\$ 48,965,378	\$ 89,773,480	\$ 89,773,480	\$ 89,773,480	\$ 89,773,480
13	2030-2031	2030	\$ 924,677	\$ 38,097,600	\$ 43,524,780	\$ 82,547,057	\$ 82,547,057	\$ 82,547,057	\$ 82,547,057
14	2031-2032	2031	\$ 924,677	\$ 36,311,775	\$ 38,084,183	\$ 75,320,635	\$ 75,320,635	\$ 75,320,635	\$ 75,320,635
15	2032-2033	2032	\$ 924,677	\$ 34,525,950	\$ 32,643,585	\$ 68,094,212	\$ 68,094,212	\$ 68,094,212	\$ 68,094,212
16	2033-2034	2033	\$ 924,677	\$ 32,740,125	\$ 27,202,988	\$ 60,867,790	\$ 60,867,790	\$ 60,867,790	\$ 60,867,790
17	2034-2035	2034	\$ 924,677	\$ 30,954,300	\$ 21,762,390	\$ 53,641,367	\$ 53,641,367	\$ 53,641,367	\$ 53,641,367
18	2035-2036	2035	\$ 924,677	\$ 29,168,475	\$ 21,762,390	\$ 51,855,542	\$ 51,855,542	\$ 51,855,542	\$ 51,855,542
19	2036-2037	2036	\$ 924,677	\$ 27,382,650	\$ 21,762,390	\$ 50,069,717	\$ 50,069,717	\$ 50,069,717	\$ 50,069,717
20	2037-2038	2037	\$ 924,677	\$ 25,596,825	\$ 21,762,390	\$ 48,283,892	\$ 48,283,892	\$ 48,283,892	\$ 48,283,892
21	2038-2039	2038	\$ 924,677	\$ 23,811,000	\$ 21,762,390	\$ 46,498,067	\$ 46,498,067	\$ 46,498,067	\$ 46,498,067
22	2039-2040	2039	\$ 924,677	\$ 22,025,175	\$ 21,762,390	\$ 44,712,242	\$ 44,712,242	\$ 44,712,242	\$ 44,712,242
23	2040-2041	2040	\$ 924,677	\$ 20,239,350	\$ 21,762,390	\$ 42,926,417	\$ 42,926,417	\$ 42,926,417	\$ 42,926,417
24	2041-2042	2041	\$ 924,677	\$ 18,453,525	\$ 21,762,390	\$ 41,140,592	\$ 41,140,592	\$ 41,140,592	\$ 41,140,592
25	2042-2043	2042	\$ 924,677	\$ 16,667,700	\$ 21,762,390	\$ 39,354,767	\$ 39,354,767	\$ 39,354,767	\$ 39,354,767

Notes: Market value in future years is good faith estimate of future taxable value for the purposes of property taxation.

Only include market value for eligible property on this schedule.

**Schedule C: Employment Information**

Applicant Name: NGC Industries, LLC  
 ISD Name: Calvert ISD

Form 50-296A  
 Revised Feb. 2014

	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Construction		Non-Qualifying Jobs		Qualifying Jobs	
				Column A Number of Construction FTE's or man-hours (specify)	Column B Average annual wage rates for construction workers	Column C Number of non-qualifying jobs applicant estimates it will create (cumulative)	Column D Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Column E Average annual wage of new qualifying jobs	
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2015-2016	2015	0	\$ -	N/A	0	N/A	
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2016-2017	2016	235 FTE	\$ 65,000	N/A	0	N/A	
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2017-2018	2017	240 FTE	\$ 65,000	N/A	2	\$ 39,500	
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2018-2019	2018			17	10	\$ 39,500	
	2	2019-2020	2019			35	10	\$ 39,500	
	3	2020-2021	2020			35	10	\$ 39,500	
	4	2021-2022	2021			35	10	\$ 39,500	
	5	2022-2023	2022			35	10	\$ 39,500	
	6	2023-2024	2023			35	10	\$ 39,500	
	7	2024-2025	2024			35	10	\$ 39,500	
	8	2025-2026	2025			35	10	\$ 39,500	
	9	2026-2027	2026			35	10	\$ 39,500	
	10	2027-2028	2027			35	10	\$ 39,500	
Years Following Value Limitation Period	11 through 26	2028-2044	2028-2043			35	10	\$ 39,500	

Notes: See TAC 9.1051 for definition of non-qualifying jobs.  
 Only include jobs on the project site in this school district.

- C1.** Are the cumulative number of qualifying jobs listed in Column D less than the number of qualifying jobs required by statute? (25)  Yes  No
- If yes, answer the following two questions:  Yes  No
- C1a.** Will the applicant request a job waiver, as provided under 313.025(f-1)?  Yes  No
- C1b.** Will the applicant avail itself of the provision in 313.021(3)(F)?  Yes  No

**Schedule D: Other Incentives (Estimated)**

**Applicant Name** NGC Industries, LLC  
**ISD Name** Calvert ISD

**Form 50-296A**  
Revised Feb 2014

State and Local Incentives for which the Applicant intends to apply (Estimated)						
Incentive Description	Taxing Entity (as applicable)	Beginning Year of Benefit	Duration of Benefit	Annual Tax Levy without Incentive	Annual Incentive	Annual Net Tax Levy
Tax Code Chapter 311	County:	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	City:	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Other:	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Tax Code Chapter 312	County: Robertson (Currently Negotiating)	To be determined	To be determined	To be determined	To be determined	To be determined
	City:	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Other:	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Local Government Code Chapters 380/381	County:	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	City:	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Other:	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Freeport Exemptions	To be determined	To be determined	To be determined	To be determined	To be determined	To be determined
Non-Annexation Agreements	To be determined	To be determined	To be determined	To be determined	To be determined	To be determined
Enterprise Zone/Project	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Economic Development Corporation	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Texas Enterprise Fund	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Employee Recruitment	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Skills Development Fund	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Training Facility Space and Equipment	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Infrastructure Incentives	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Permitting Assistance	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Other:	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Other:	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Other:	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Other:	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
<b>TOTAL</b>				To be determined	To be determined	To be determined

Additional information on incentives for this project:

**NGC Industries, LLC is planning to seek Chapter 312 tax abatement from Robertson County. No application has been made to Robertson County as of the date of this application. No terms have been negotiated with Robertson County as of the date of this application.**

## TAB 15

*Economic Impact Analysis, other payments made in the state or other economic information (if applicable)*

Not Applicable.

## TAB 16

*Description of Reinvestment or Enterprise Zone, including:*

- a) evidence that the area qualifies as a enterprise zone as defined by the Governor's Office*
- b) legal description of reinvestment zone\**
- c) order, resolution or ordinance establishing the reinvestment zone\**
- d) guidelines and criteria for creating the zone\**

See attached proposed reinvestment zone legal description. NGC Industries, LLC will request that the Board of Trustees of Calvert ISD create the reinvestment zone at a later date. No guidelines and criteria are required for Calvert ISD's Board of Trustees to create the reinvestment zone.

## REINVESTMENT ZONE LEGAL DESCRIPTION

### 319.2185 acres of land, more or less

**Parcel One:** Being an aggregate total of 316.2595 acres of land, more or less, lying and being situated in the Jacob Fisher Survey A-12, G.W. Browning Survey A-63, and Jesse Webb Survey A-49, Robertson County, Texas, and being described in Five Tracts as follows:

TRACT ONE: Being 72 acres, 67.45 acres and 40 acres of land, more or less, lying and being situated in the Jacob Fisher Survey A-12 and the G.W. Browning Survey A-63, Robertson County, Texas; and being a portion of 274.95 acres described as First Tract in Deed dated May 14, 1974, from Lena Faye Allday to William Carl Allday, Sr., recorded in Volume 291, Page 583, Public Records of Robertson County, Texas.

TRACT TWO: Being 116 acres, 15 acres and 18.5 acres of land, more or less, lying and being situated in the G.W. Browning Survey A-63 and in Lots 7-16 in Block 116 of the Leaverton Addition to the City of Calvert, Robertson County, Texas; and being a portion of First and Second Tracts in Deed dated May 14, 1974, from Lena Faye Allday to William Carl Allday, Sr., recorded in Volume 291, Page 583, Public Records of Robertson County, Texas.

TRACT THREE: Approximately 0.28 of an acre, more or less, lying and being situated in the G.W. Browning Survey A-63, Robertson County, Texas; and being the same property described in Deed dated March 9, 1948, from Emma Penny to Eloise H. Allday, recorded in Volume 149, Page 500, Deed Records of Robertson County, Texas.

SAVE AND EXCEPT FROM TRACTS ONE, TWO AND THREE the following:

6.586 acres to the State of Texas recorded in Volume 116, Page 321, Deed Records of Robertson County, Texas.

5.239 acres to the State of Texas recorded in Volume 116, Page 322, Deed Records of Robertson County, Texas.

1.064 acres to the State of Texas recorded in Volume 290, Page 846, Deed Records of Robertson County, Texas.

1.368 acres to the State of Texas recorded in Volume 290, Page 849, Deed Records of Robertson County, Texas.

0.320 acres to the State of Texas recorded in Volume 290, Page 852, Deed Records of Robertson County, Texas.

0.217 acres to the State of Texas recorded in Volume 885, Page 576, Deed Records of Robertson County, Texas.

9.130 acres to the State of Texas recorded in Volume 889, Page 294, Deed Records of Robertson County, Texas.

0.702 acres to the State of Texas recorded in Volume 914, Page 225, Deed Records of Robertson County, Texas.

0.225 acres to the State of Texas recorded in Volume 914, Page 233, Deed Records of Robertson County, Texas.

0.340 acres to the State of Texas recorded in Volume 914, Page 233, Deed Records of Robertson County, Texas.

TRACT FOUR: 0.25 of an acre, more or less, lying and being situated in the G.W. Browning Survey A-63, Robertson County, Texas; and being the same property described in Deed dated March 14, 1974, from Lena Faye Allday to William Carl Allday, Sr., recorded in Volume 291, Page 581, Public Records of Robertson County, Texas.

TRACT FIVE: Being all the certain 12.00 acres of land, more or less, and being situated in the Jesse Webb Survey A-49, Robertson County, Texas; and being the same property described as Third Tract in Deed dated May 14, 1974 from Lena Faye Allday to William Carl Allday, Sr., recorded in Volume 291, Page 583, Public Records of Robertson County, Texas.

**LESS the following Parcel Two:**

Fieldnotes to all that certain lot, tract, or parcel of land situated in the J. Fisher Survey, A-1 3, Robertson County, Texas, being 0.128 acre, more or less, and being a part of a called 67.45 acre tract, as described in a deed dated April 24, 1876, from B. S. Wright to J. W. McLendon, and recorded in Volume Z, Page 423, and further being a part of the First Tract, of record in Volume 291, Page 583, Deed Records, Robertson County, Texas, to which references are hereby made to for any and all purposes. Said tract described as follows, to wit:

BEGINNING at a ½" iron rod, capped Goodwin-Lasiter, set for the eastern corner of the referenced tract and the southern corner of a called 40 acre tract, Tract 2, as conveyed to Randall D. Rychlik by deed of record in Volume 1135, Page 473. Same being in the occupied northern line of the G. W. Browning Survey, A-63, and at or near the common southern corner of the J. Fisher Survey, A-12, and the J. Fisher Survey, A-1 3;

THENCE SOUTH 50°42'46" WEST 60.61 feet, along the common occupied line of the referenced tract and said 40 acre tract, along or near the common line of said Browning and J. Fisher Survey, A-12, to a capped 1/2" iron rod set for this southern corner in the intersection of said line with the northeastern right of way of the Houston & Texas Central Railroad right of way, 100 feet perpendicular and northeasterly of the existing rail centerline (200 foot width according to Volume R, Page 174— railroad map V.S. #2, Map 3, provided by the Southern Pacific Railroad, identifies a right of way width which is less than 100 feet from the centerline and varies in width). Same being the northwestern corner of a called 26 ¼ acre tract, Tract 3, conveyed to Randall D. Rychlik by the aforementioned deed;

THENCE NORTH 210o819 WEST 194.83 feet, along said railroad right of way, 100 feet perpendicular and parallel, to a capped 1/2" iron rod set for this northern corner in the intersection of said right of way with the eastern line of the referenced tract and the southwestern line of the aforementioned 40 acre tract. Same being in or near the common division line between the aforesaid Fisher Surveys. From said point a capped ½" iron rod set in the intersection of said line(s) with the southwestern railroad right of way, for the southern corner of a 3.087 acre tract described this same date, bears N39°15'45"W 642.93 feet;

THENCE SOUTH 39°15'45" EAST 185.13 feet, along the common line of the referenced tract and said 40 acre tract, along or near said common division line, to the Point of Beginning and containing 0.128 acre, more or less, as shown on the accompanying survey plat of even date herewith.

**PLUS the following Parcel 3:**

Fieldnotes to all that certain lot, tract, or parcel of land situated in the J. Fisher Survey, A-13, Robertson County, Texas, being 3.087 acres, more or less, and being a part of a called 40 acre tract, Tract 2, as described in a deed dated May 18, 2011, from Linda Ables Deal to Randall Duane Rycklik, and recorded in Volume 1135, Page 473, Deed Records, Robertson County, Texas, to which references are hereby made to for any and all purposes. Said tract described as follows, to wit:

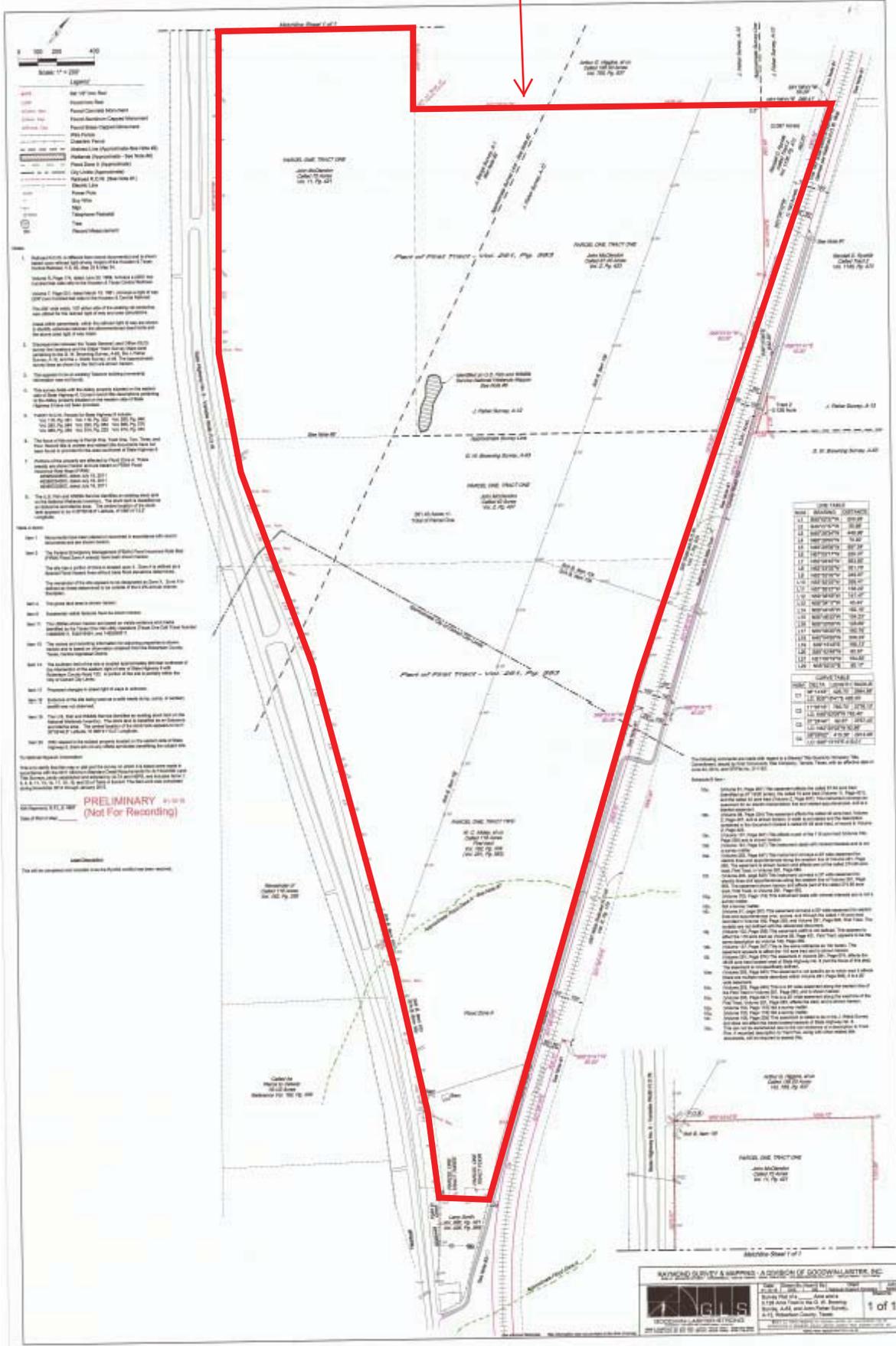
BEGINNING at a 1/2" iron rod, capped Goodwin-Lasiter, set for the northwest corner of the referenced tract, the northeast corner of a called 67.45 acre tract conveyed to John McClendon by deed of record in Volume Z, Page 423, (further being a part of the First Tract in Volume 291, Page 583), and in the southeastern line of a called 195.00 acre tract conveyed to Arthur G. Higgins, et ux by deed of record in Volume 755, Page 537. Same being in or near the common division line between the J. Fisher Survey, A-12, and the J. Fisher, A-13;

THENCE NORTH 51°06'41" EAST 296.41 feet, generally along an existing wire fence and with the common line of the referenced tract and said 195.00 acre tract, to a capped 1/2" iron rod set for this northern corner. Same being 100 feet perpendicular to the centerline of the existing rail which is claimed by prescription according to Houston & Texas Central Railroad Map, V.S. #2, Map #33 (provided by the Southern Pacific Railroad). From said point a 1/2" iron rod found for the eastern corner of the aforesaid 195.00 acre tract bears N51°06'41"E 53.20 feet;

THENCE SOUTH 21°08'19" EAST 952.83 feet, across the referenced tract and 100 feet southwesterly of and parallel to the centerline of said railroad (Volume R, Page 174, establishes the railroad right of way as a 200 foot wide strip), to a capped 1/2" iron rod set for this southern corner in the intersection of the southwestern railroad right of way with the southwestern line of the referenced tract and the northeastern line of the aforesaid 67.45 acre tract. From said point a capped 1/2" iron rod set for the beginning of a curve to the left, in said right of way, bears S21°08'19"E 4670.95 feet and another capped 1/2" iron rod, set in the intersection of the northeastern railroad right of way with the common line of the referenced tract and said 67.45 acre tract bears S39°15'45"E 642.93 feet (same being the northern corner of a 0.128 acre tract described this same date);

THENCE NORTH 39°15'45" WEST 907.49 feet, with the common line of the referenced tract and the aforementioned 67.45 acre tract, along or near said common division line, to the Point of Beginning and containing 3.087 acres, more or less, as shown on the accompanying survey plat of even date herewith.

Proposed Reinvestment Zone  
Boundaries Shown With Red Line



ATTACHMENT TO APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY BY NGC INDUSTRIES, LLC TO CALVERT ISD

## **TAB 17**

*Signature and Certification page, signed and dated by Authorized School  
District Representative and Authorized Company Representative (applicant)*

See attachments in Tab 1.